

## Lewis County Planning Commission **Public Meeting**

Lewis County Courthouse  
Commissioners' Hearing Room – 2nd Floor  
351 NW North St – Chehalis, WA

### **January 8, 2013 - Meeting Notes**

**Planning Commissioners Present:** Clint Brown, Russ Prior, Jim Lowery, Arny Davis, Mike Mahoney

**Planning Commissioners Excused/Absent:** Richard Tausch, Bob Guenther

**Staff Present:** Glenn Carter, Stan May, Pat Anderson

**County Commissioners Present:** Edna Fund

**Others Present:** Please see sign in sheet

#### **Handouts/Materials Used:**

- Agenda
- Meeting Notes from November 13, 2012
- Planning Commission 2013 Schedule and Work Plan
- Comprehensive Plan Amendment Process for 2013

#### **1. Call to Order**

Chairman Lowery called the meeting to order at 6:00 p.m. The Commissioners introduced themselves. Chairman Lowery welcomed County Commissioner-elect Edna Fund.

#### **2. Approval of Agenda**

There were no changes to the agenda and was approved as presented.

#### **3. Approval of Meeting Notes**

The Chair entertained a motion to approve the meeting notes from November 13, 2012. The motion was made and seconded. Commissioner Prior pointed out a typographical error on page 3. The meeting notes were approved with the correction.

#### **4. Old Business**

There was no old business.

#### **5. New Business**

##### **A. Election of Officers**

Chairman Lowery opened nominations for the position of Chairman. Commissioner Prior nominated Arny Davis. There were no other nominations and the nomination was approved.

Chairman Lowery opened nominations for the position of Vice Chair. Commissioner Davis nominated Clint Brown for Vice Chair. There were no other nominations and the nomination was approved.

##### **B. Draft Work Plan/Schedule for Planning Commission**

Chair elect Davis recognized Mr. Stan May.

Mr. May explained the handouts for tonight's meeting. The first item was regarding the Commissioners' binders. Starting with the next meeting, Ms. Anderson will mail out meeting materials as usual. They will be hole-punched and ready to be put into the binders. Each Commissioner will maintain his own binder and bring it to each meeting.

Vice Chair Brown asked that the packets are mailed several days before the meetings. Mr. May stated that could be done; if there are a lot of materials they will be emailed, also.

Mr. May called attention to the Planning Commission schedule and work plan paper. This is a tentative schedule and will be updated regularly. The first quarter of the year is quite full; the remainder is still to be determined.

One of the first items on the schedule is the Comprehensive Plan Amendments for 2013. There is a process for comp plan amendments laid out in Title 17 of the County Code that discusses how and when this process occurs. The last few years the amendments have been pushed to the end of the year which makes more work for the Planning Commission and creates a problem with the Board of County Commissioners which is working on the annual budget and other year-end issues. The schedule in the Code suggests the BOCC makes its decision on comp plan amendments in July. The work plan is light for the comp plan this year which will make it easier to follow the Code.

Mr. May continued with a discussion on large lot subdivisions. The driving force behind the changes was the realization that while the Mineral Lake property was being challenged Forecastle recorded 20 acre parcels on their property. This action was perfectly legitimate by our Code at that time. Now those properties have been reverted back to Forest Lands of Long Term Commercial Significance which are 80 acre minimum lots. When someone buys one of the 20 acre parcels and wants to develop it, Community Development will tell them they can't because of the 80-acre minimum or exceptions will need to be made. Staff would like to prevent that in the future by requiring a subdivision permit on any parcel 80 acres or less.

Commissioner Lowery asked if there are not rules for subdivisions. Mr. May stated currently any property more than 20 acres is exempt from the subdivision code, which is in Title 16.

Commissioner Mahoney asked if these changes would stop the transfer of title on those 20-acre lots. Mr. Glenn Carter stated if there is a 40-acre subdivision, under this proposal, the County would enact regulations that require one to go to the Planning Department and submit a subdivision to go through the process, which would preclude the kind of activity that was mentioned. It would not be retroactive.

With respect to Forecastle, there are defenses that the County will raise at the time that someone wants to sell a parcel, but it will be much more difficult. The gap in the Code is that only 20-acre subdivisions have been regulated.

Mr. May stated another item for the Planning Commission is flood damage prevention, Chapter 15.35. This update will be mostly procedural. It is designed to comply with Community Assistance Visit Report and to improve our FEMA CRS (Community Rating System) for lower flood insurance rates.

The Shoreline Master Program (SMP) has gotten off to a slow start and the jurisdictions are in the process of hammering out the maps that show which areas will be regulated by the SMP. Mr. May hopes draft maps will be available at the next meeting but they might not be ready until February. The deadline for the SMP is June, 2014. The planning is about six months behind and an extension on the grant may need to be requested.

Discussion about the FEMA maps and the SMP followed. Mr. May stated the FEMA maps give us the basis from which the jurisdictions work on the SMP. The SMP will not establish flood ways, flood plains or channel migration zones (CMZ). The latest science will be used, which may include FEMA maps and the CMZ to base the regulated area for the SMP.

Mr. Carter stated the FEMA maps and the SMP are two different processes but they use the same hydrology that is being developed by the Corps, Watershed Science and Engineering and WEST Consultants. These groups have been working with the Flood Authority on developing the hydrology for the Chehalis River. The FEMA maps did not include levees so those maps are not final. In the meantime, DOE has to go through with its process. FEMA and the Corps are also working on maps for the Cowlitz which will take into consideration the CMZ. The hydrology for all these projects will be used for the SMP but the maps will not be exactly the same.

Mr. May stated the FEMA maps are only the starting point of where the shoreline jurisdiction is established because there are other things to take into consideration. Wetlands can take the boundary out farther. The FEMA maps and CMZ are starting points and adjustments will be made.

Commissioner Mahoney asked if the county decisions will affect the cities. Mr. May stated that the cities of Centralia, Chehalis, Winlock and Morton pooled their grant money with the County to hire a consultant. Each jurisdiction will have a parallel process. There will be a science and jurisdiction process and within the cities the code will be adapted to their regulations. They may be different from the County's but they will be consistent. So far there has not been a problem with what the County, Chehalis and Centralia are doing.

Mr. May stated the South County subarea plan is moving slowly. The consultant is researching current conditions and grant possibilities. Public Works is starting to participate by looking at utilities. It is unknown yet if a regional system will be pursued but there is a need to get services to the urban reserves so they can be opened for development. There is nothing new to report and Mr. May did not know when he might bring something to the Planning Commission.

Commissioner Lowery hoped that the plans wouldn't get hung up on a regional plan when there are a lot of good small design plans out there to be considered. The former plan did not include the interchange at Vader and I-5 where there is already a lot of commercial development. He would like to see more progress on the South County plan.

Commissioner Mahoney asked if Winlock is working on expanding its treatment plant. Ms. Anderson stated Winlock has quite a bit of capacity at its plant and has hired an engineer to work on designs to extend the sewer lines to the freeway.

**6. Calendar** – Next Meeting January 22, 2013

Vice Chair Brown asked if the County Code is available on the website. Mr. May stated it is.

**7. Good of the Order**

No one wished to speak.

**8. Adjourn**

A motion was made and seconded to adjourn; adjournment was at 7:12 p.m.